

CHARLES A. NELSON and ELEANOR L. NELSON, husband and wife and HAROLD L. SHIMEK and BETTY L. SHIMEK, husband and wife
hereinafter called grantor, convey(s) to
DONALD J. PHILLIPS and CAROL A. PHILLIPS, husband and wife
all that real property situated in the County

of Klamath State of Oregon, described as:

A parcel of land situate in the NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 00°10'00" East along the East line of said Section 15, a distance of 460.40 feet; thence North 88°39'00" West 30.00 feet to the point of beginning for this description; thence continuing North 88°39'00" West 177.40 feet; thence South 00°10'00" East 75.00 feet; thence South 88°39'00" East 177.40 feet; thence North 00°10'00" West 75.00 feet to the point of beginning.

TOGETHER WITH and easement for the purpose of egress and ingress over and across the following described parcel:

Commencing at the Northeast corner of said Section 15; thence South 00°10'00" East, 535.40 feet; thence North 88°39'00" West 30.00 feet to the point of beginning for this description; thence continuing North 88°39'00" West 177.40 feet; thence South 00°10'00" East 20.00 feet; thence South 88°39'00" East 177.40 feet; thence North 00°10'00" West 20.00 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10 CLEAR TITLE

Dated this 21st day of August, 19 84

Charles A. Nelson

Betty L. Shimek
Harold L. Shimek

Eleanor L. Nelson

STATE OF OREGON, County of Klamath) ss.

August 21, 19 84 personally appeared the above named
Charles A. Nelson, Eleanor L. Nelson, Harold L. Shimek and Betty L. Shimek
instrument to be their voluntary act and deed.

Before me

Lucas C. [Signature]
Notary Public for Oregon

My commission expires 6-21-88

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Charles A. and Eleanor L. Nelson

Harold L. and Betty L. Shimek

TO
Donald J. Phillips
Carol A. Phillips

After Recording Return to:

Mr. & Mrs. Donald Phillips
70 Aspen Tangle
600 Maine

STATE OF OREGON

County of _____

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County, Office of _____

By _____ Title _____
Deputy _____

20454

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.

STATE OF OREGON,

County of Klamath

FORM NO. 23 — ACKNOWLEDGMENT
NOTARY PUBLIC — OREGON

BE IT REMEMBERED, That on this 3rd day of December, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charles A. and Eleanor S. Nelson

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.

My Commission expires Feb 17, 1985

STATE OF OREGON: COUNTY OF KLAMATH:SS
I hereby certify that the within instrument was received and filed for record on the 6th day of December, A.D., 1984 at 10:45 o'clock A.M., and duly recorded in Vol 104, of 104 page 20454.

Fee: \$ 0.00

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy